

Pott Row Character Assessment

Main areas of development and population are concentrated around:

- Chapel Road/ Ashwicken Road;
- Chequers Road/ The Grove; and
- Vong Lane.

Chapel Road/Ashwicken Road



Highway/street pattern	<p>Open rural feel to the north towards Lynn Road with open space either side and no pavements. Development on east side fairly continuous south of Chequers Road, but more sporadic on west side with road mostly lined by trees and hedging with fields beyond. Pavement only on east side for most of length, no white lining but subject to 30mph limit. Buildings generally fronting the road and set back from highway boundary with modest front gardens. Generally linear settlement pattern except off Back Lane. Boundary treatment primarily hedging and/or low brick walls, but some low fencing used.</p> <p>Back Lane has the feel of a quieter, narrower rural lane, with no pavement but low-level housing on both sides and serving Hillings Way cul-de-sac.</p>
Natural features/landscape/ views	<p>Chapel Road backs onto Hudson's Fen County Wildlife Site, and a number of properties on the west side of the road will have views over the fen. There are also views of open agricultural landscape to the west just south of the Vong Lane turning. There is a pleasant green space by old first school.</p>

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Land use	Mainly residential, village hall, chapel, retail

Buildings

Use/age/ size	<p>Dwellings - mostly post world war II to late 20th C. Some older and traditional dwellings and buildings such as The Chapel, the village hall, White House Farmhouse (listed), and the old first school</p> <p>Mostly modest sized dwellings, but mixed and some rather large dwellings evident.</p>
Form/style/materials	<p>Very mixed forms and heights including many bungalows especially Back Lane and Hillings Way, but mostly two storey dwellings. Bungalows - hipped roof forms can be seen but mainly pitch roofs/ gable end predominantly of facing brick elevations. Concrete interlocking tile roofs.</p> <p>Use of traditional materials more evident in two storey dwellings, both modern and older, such as flint and carstone, and Norfolk clay pantiles. Use of dormer windows evident, and chimney stacks.</p> <p>Although mostly detached there are examples of semi-detached.</p>
Architectural merit	Older traditional units such as The Chapel, the village hall, White House Farmhouse (listed), and the old first school have considerable merit.
Extension and modifications	Some evidence of extensions and modifications

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Summary

This is a part of the settlement that has a mainly open and rural feel with vegetation and hedging common. It's predominantly linear with homes accessed off the main road. There's a wide mix of building styles and heights and evidence of traditional materials used sporadically on new and old buildings. There are several buildings of heritage value including the Old First School which is near to the green (pictured above).

Vong Lane



Highway/street pattern	Road mainly semi-rural in character with no white lining and not very wide at around 5m, although subject to 30mph speed limit immediately outside the dwellings, turning into national speed limit and very rural feel beyond towards Grimston. Boundary treatment very mixed including low brick walls, hedging and fencing. Buildings generally fronting the road and set back from highway boundary with modest front gardens. Pavement on both sides but only continuing beyond the housing on the north side.
Natural features/landscape/ views	Very open and attractive views northward and southward both sides of the road, but especially attractive landscape east of Vong Farm buildings over fields towards Lynn Road. Generally, a very open feel. Reasonable view of the church from just east of Vong Farm buildings, although view adversely affected by old local authority housing stock at Church Close, Grimston.

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Land use	Primary school, residential, agricultural.
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Buildings

Use/age/ size	<p>Dwellings mostly post-war to late 20th century.</p> <p>Mostly modest sized, but a small number of larger dwellings.</p>
Form/style/materials	<p>Very mixed forms and heights including bungalows and two storey dwellings. Bungalows – mostly hipped roof forms can be seen, but some also pitch roofs/ gable end, predominantly of facing brick elevations. Concrete interlocking tile roofs as well as clay pantiles.</p> <p>Use of traditional materials rarely evident and use of dormer windows also rarely evident, but many chimney stacks.</p> <p>Although mostly detached there are examples of semi-detached.</p>
Architectural merit	Very little.
Extension and modifications	Evidence of some to the side and rear.

Summary

This part of Pott Row is semi-rural in nature. Vong Lane itself is fairly narrow and homes front the road with mostly open front gardens. Many homes have extensive views over surrounding farmland. Buildings are mainly modest in size and there are a mix of heights, with bungalows particularly evident in some parts. Buildings predominantly comprise newer building materials.

Chequers Road/The Grove

Highway/street pattern	<p>Chequers Road mainly semi-rural in character with no white lining and not very wide at around 5m, although subject to 30mph speed limit. Boundary treatment very mixed including low brick walls, hedging and fencing, but noticeable tall trees on Chequers Road. In contrast, often very open boundaries on The Grove and less vegetation. Buildings generally fronting the road and set back from highway boundary with modest front</p>
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	gardens, though some older buildings are set further back on Chequers Road. Pavements on the newer development along The Grove which has a more estate, uniform feel including footway lighting, but pavement on only one side of Chequers Road which has a more rural green feel with pavement disappearing towards the older eastern end.
Natural features/landscape/ views	Very limited views of landscape due to built-form, mature trees and hedgerows.
Land use	Residential

Buildings

Use/age/ size	<p>Dwellings - mostly post world war II to late 20th C. Some older and traditional dwellings towards the east end of Chequers Road, including the listed Shaws opposite Little Lane.</p> <p>Mostly modest sized dwellings, but very mixed with larger ones on Chequers Road, especially eastward.</p>
Form/style/materials	<p>Very mixed forms and heights including many bungalows, especially on The Grove. Bungalows – generally not hipped roof forms but pitch roofs/ gable end predominantly of facing brick elevations though some timber weatherboarding on The Grove. Concrete interlocking tile roofs. Number of one and a half storey dwellings on The Grove.</p> <p>Use of traditional materials more evident in two storey dwellings, both modern and older, such as flint and carstone, and Norfolk clay pantiles. Use of chimney stacks common.</p> <p>Mostly detached.</p>
Architectural merit	Older traditional units on Chequers Road have considerable merit.
Extension and modifications	Some evidence of extensions and modifications

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Summary

This part of Pott Row has a mix of characters – Chequers Road is open and semi-rural, with some notable large trees and vegetation, whilst The Grove comprises more estate development with homes more densely built. Properties are mostly detached, and many bungalows. There are some older and more traditional buildings as well as newer estate type development. Buildings of heritage value including The Shaws and Lodge Farm on Chequers Road.

Primary access roads

- Leziate Drove – blocks of residential and commercial development in 50mph limit, low hedgerows in places creating open feel.
- Lynn Road – From Grimston, already 30mph when it gets to Pott Row. A linear development on the south side before breaking into more scattered development, but little on the north side (Congham and Roydon). The ‘parkland’ of Congham Hall is evident with its established hedges and isolated trees. Congham Hall is set well back from the road. Trees line the road to the north but more open feel to the south. No footway on the south side
- Vong Lane – national speed limit between Grimston and Pott Row, very open road with wide views both sides.

Footpaths/ bridleways

Grimston FP8 – Connects Gayton Road with Pott Row at Chapel Road across Vong Farm, open fields and field boundaries, going around the back of the primary school

Grimston FP24/ 9/10 – Connects Chequers Road with Back Lane, then onto Vong Lane across open field/ old field boundary, then continues to Ashwicken Road along the field boundary.

Grimston FP18 – Connects low Road and Lynn Road between housing

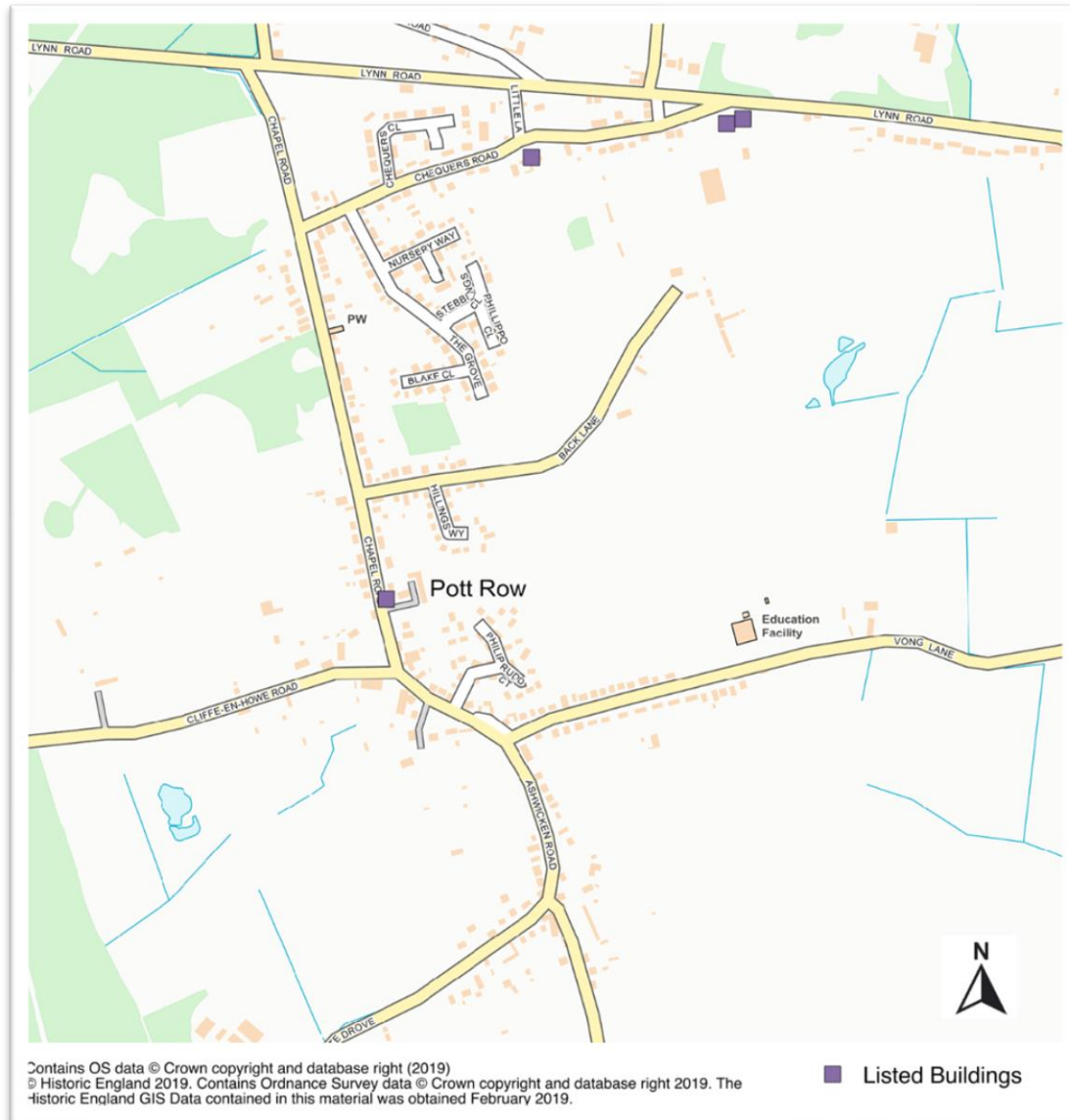
Grimston FP6 – From Chapel Lane nr Chequers Road out to edge of Roydon Common and down to link with Cliff-En-Howe.

Heritage assets/listed buildings/structures

Pott Row has a small number of listed buildings, namely the Grade II listed Whitehouse Farmhouse on Chapel Road, as well as on Chequers Road The Shaws, the barn at Lodge Farm and Lodge Farmhouse.

There are a number of older buildings including farm buildings which are an important feature throughout the area. There are also a small number of non-designated heritage assets such as the old first school.

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There are three main residential areas - Chapel Road / Ashwicken Road; Chequers Road / The Grove; and Vong Lane. There's also a small cluster of dwellings at the bottom of Leziat Drove alongside commercial development. Throughout the settlement buildings are generally low in density, with the exception of some newer estate development at The Grove, and there is a rural open feel with views over surrounding agricultural land and the fen. The settlement is mainly characterised by ribbon/linear development and there is a broad mix of styles and types of building, although detached homes are most prominent. There is a concentration of bungalows in certain areas, particularly the newer estate roads such as Hillings Way. Local building materials include carrstone with clay pantiles.